

**CERTIFICATE OF INSPECTION**  
**VALID FOR ONE YEAR**

Address:	115 W. Grace St.	Date:	November 20, 2015
Perm. Parcel No:	812-19-054	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Elizabeth Byrnes	Maximum Occupancy:	6 persons
Mail to:	same	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**REQUIRED MAINTENANCE ITEMS:**

1. All siding must be present, in good condition and clean, power wash house and garage.
2. Tuck-point the foundation masonry and repaint to match existing (around garage).

**EXTERIOR ITEMS:**

1. Clean, repair or replace all gutters and downspouts as needed.
2. Trim all trees, bushes and/or shrubbery on the property, especially off house.

**GENERAL GARAGE ITEMS:**

1. Floors must be concrete material and be free of serious or misaligned cracks. Repair the garage floor.
2. Scrape and paint or completely replace the overhead door. Make door open properly.

**DRIVEWAYS, SIDEWALKS, AND STAIRS:**

1. Level 1 square of public sidewalk.
2. Repair driveway cracks and seams

**GENERAL PLUMBING ITEMS:**

1. Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.
2. Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney.
3. Install an air admittance valve and p-trap under kitchen sink and bathroom sink.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection  
115 W. Grace St.  
Elizabeth Byrnes  
November 20, 2015

**GENERAL HVAC ITEMS:**

1. Furnace or boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
2. Replace the obsolete gas valve at the furnace, hot water tank, stove and any globe gas valves with the correct ¼-turn gas shut-off valve.
3. Install a dirt leg (sediment trap) on the gas line to the hot water tank.
4. Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.

**BASEMENT ITEMS:**

1. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.

**INTERIOR ITEMS:**

1. Move all smoke detectors down or away 6 inches from ceiling or wall.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

*This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)*